Resale Housing Market

Sales up, prices down in October…

Sales of existing homes in Alberta increased by 0.5% in October, after growing by 5.1% in September. This was the third consecutive month with increased sales after five straight monthly declines from March until July. On the supply side, the number of new listings decreased by 1.0% in October after climbing by 2.8% in September and falling for four straight months from May until August. The sales-to-new listings ratio was up marginally to 0.44. A ratio between 0.40 and 0.60 indicates balanced market conditions. The average resale price of a house in Alberta fell 2.1% in October to $352,894. This means that housing prices were 2.0% lower than the average in October 2009.

Productivity

Alberta labour productivity down in 2009…

Alberta's business labour productivity was down 1.3% in 2009, the third consecutive decline. Construction, manufacturing, wholesale trade & transportation were the main contributors to the decline. Hours worked in the business sector fell 5.5% in 2009 due to big declines in oil & gas extraction and construction hours worked.

Manufacturing Shipments

Shipments up in September…

The value of Alberta's manufacturing shipments increased by 2.7% in September to reach $5.2 billion (seasonally adjusted). The increase was mainly due to higher shipments of petroleum and coal products (7.6%) and chemical products (6.7%) industries. These gains were partially offset by a decline of 5.1% in shipments of fabricated metal products. Total shipments in September, 2010 were 17.5% higher than in September, 2009, but still remain over 23% lower than the record shipments set in July, 2008.

Canadian Dollar (US¢/C$)	
November 19, 2010	97.96
November 12, 2010	99.21
2010-11 YTD	97.18
WTI Oil US$/bbl	
November 18, 2010	$ 81.85
November 12, 2010	$ 84.88
2010-11 YTD	$ 78.42
Nymex Natural Gas C$/MMBtu*	
Near-month Contract	
November 19, 2010	$4.20
November 12, 2010	$3.94

*Estimate based on Nymex Futures Market Price

Wholesale Trade

Upward trend continues in September…

The value of Alberta's wholesale trade increased by 3.2% in September to reach $5.5 billion (seasonally adjusted). The increase was mainly due to higher sales of machinery, equipment and supplies and was the tenth period of growth in the past eleven months. Wholesale sales were 21.0% higher than in September 2009.

Motor Vehicle Sales

Alberta sales rise for fifth consecutive month in September…

New motor vehicle sales in Alberta rose for the fifth consecutive month in September, up 2.4% to 18,501 units (seasonally adjusted). On a year-over-year basis, sales were 13.8% higher than September 2009. Nationally, monthly sales were up 4.2% in September and were 4.6% higher than the September 2009 level.

Employment Insurance

Number of beneficiaries up in September…

The number of employment insurance (EI) beneficiaries in Alberta was up 4.7% in September, with 2,200 more people receiving benefits than the previous month. This is the first increase after ten consecutive monthly declines. Year over year, the number of beneficiaries declined 32.4% – the largest drop in the country. The number of regular beneficiaries was 22.8% lower than the peak reached in June 2009.

Current Economic Indicators

	2008	2009	2010Ytd	May	Jun	Jul	Aug	Sep	Oct
Population									
Population1 (000's) (level)	3,591	3,671	3,721	--	--	3,721	--	--	--
% change	2.2	2.2	1.4	--	--	1.4	--	--	--
Net Interprovincial Migraton1 (level)	15,317	13,184	-2,183	--	--	2,820	--	--	--
Net International Migration1 (level)	15,641	16,835	21,533	--	--	8,035	--	--	--
Net Non-permanent Residents1 (level)	18,611	19,162	-77	--	--	-753	--	--	--
Labour Market									
Employment (000's)	2,013	1,988	1,994	1,994	2,000	2,009	2,004	2,004	2,021
% change	2.8	-1.3	0.2	0.3	0.6	1.1	1.1	0.8	2.5
Unemployment Rate (%)	3.6	6.6	6.7	6.6	6.7	6.3	6.5	6.2	6.0
Participation Rate (%)	74.7	74.3	73.1	73.2	73.3	73.1	73.0	72.7	73.1
Average Weekly Earnings ($)	923.21	950.13	988.10	985.03	994.21	985.81	1004.11	--	--
% change	6.0	2.9	4.2	4.4	4.2	4.7	7.5	--	--
Price Indices									
Consumer Price Index	3.2	-0.1	1.1	1.1	0.6	1.5	0.6	0.9	--
Excluding food and energy	2.1	1.4	0.8	0.9	0.7	0.8	0.5	0.2	--
Non-Res. Const. Cost Index2 (quarterly)	13.2	-9.8	-0.9	--	--	1.8	--	--	--
Farm Product Price Index NEW!	12.9	-10.6	-10.8	-8.9	-9.4	-7.0	-6.4	--	--
Crops	30.1	-18.9	-23.7	-26.1	-25.3	-24.1	-24.1	--	--
Livestock	1.9	-2.8	-0.1	3.4	3.8	7.2	8.1	--	--
Household Sector									
Housing Starts (SAAR, 000's)	29.2	20.0	27.9	29.6	26.8	29.3	23.5	27.1	25.2
% change	-39.6	-31.6	52.8	107.0	32.0	51.0	13.5	10.2	-15.7
New Housing Price Index	0.7	-9.0	0.4	1.6	1.9	1.5	1.5	1.4	--
Edmonton	1.0	-11.2	-1.3	-0.1	0.6	0.2	0.5	0.7	--
Calgary	0.6	-6.7	2.0	3.1	3.2	2.7	2.4	2.1	--
MLS Average Resale Prices ($ 000's)	351.4	340.5	352.4	355.5	345.4	352.2	347.2	360.4	352.9
% change NEW!	-1.5	-3.1	4.1	7.1	4.0	3.1	-0.5	0.4	-2
Edmonton	330.8	319.1	326.6	317.9	303.9	323.2	325.7	333.8	337.5
% change	-2.0	-3.5	3.0	4.4	2.1	1.5	2.6	-0.7	-0.6
Calgary	401.1	384.3	400.1	411.5	403.8	402.7	392.1	413.6	396.2
% change	-2.9	-4.2	4.5	9.2	5.8	5.5	-0.8	1.6	-1.5
Retail Sales3	0.2	-8.3	4.9	2.1	3.8	4.5	5.1	--	--
New Motor Vehicle Sales NEW!	-7.3	-21.7	10.6	4.7	13.2	10.2	14.7	13.8	--
Consumer Bankruptcies	6,066	9,986	5,532	672	778	626	615	--	--
% change	27.2	64.6	-18.8	-20.7	-23.8	-28.2	-30.3	--	--
Business Sector									
Rigs Drilling	236	128	194	56	118	199	222	177	260
% change	-2.1	-45.6	67.0	76.4	99.0	135.2	130.3	59.3	101.4
Goods Exports (customs based)	35.0	-36.3	17.0	47.0	15.1	8.7	13.7	--	--
Energy	43.2	-40.1	26.5	77.5	20.6	8.8	15.7	--	--
Agriculture	31.8	-10.2	-13.9	-5.0	-9.0	-3.4	-8.4	--	--
Total Farm Cash Receipts (quarterly)	17.2	-8.1	-17.3	--	--	--	--	--	--
Manufacturing Shipments NEW!	6.9	-23.7	9.7	13.7	11.0	15.1	16.8	17.5	--
Wholesale Trade4 NEW!	9.5	-15.9	7.3	7.5	8.4	12.5	20.8	21.0	--
Building Permits	-16.5	-14.2	16.2	-11.8	32.5	10.1	3.5	-10.7	--
Residential	-31.5	-11.8	42.9	90.9	53.0	19.4	-12.1	-19.6	--
Non-residential	3.7	-16.3	-9.3	-57.7	14.4	-3.0	39.2	7.2	--
Business Bankruptcies	447	405	257	35	23	27	30	--	--
% change	-0.4	-9.4	-5.9	2.9	-30.3	-22.9	-9.1	--	--

Government of Alberta ■
Finance and Enterprise

Alberta ■

* YTD – year-to-date represents the change since the beginning of the year compared to the same period in the previous year.

[1] Quarterly; annual numbers are presented on a census year basis (July 1 - June 30).

[2] Average of Calgary and Edmonton

[3] The Retail Sales series was revised on April 23, 2010 and is no longer comparable with numbers in previous Bulletins.

[4] The Wholesale Trade series was revised on April 21, 2010 and is no longer comparable with numbers in previous Bulletins.

Sources: All data is from Statistics Canada except Housing Starts (Canada Mortgage and Housing Corporation), MLS Average Resale Prices (Canadian Real Estate Association), Rigs Drilling (Canadian Association of Oilwell Drilling Contractors) and Bankruptcies (Office of the Superintendent of Bankruptcy Canada).

Current Economic Indicators by Province